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August 14, 2007

Robert Summerfield, Planner II
City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #48

Dear Mr. Summerfield:

This is to serve as a justification letter for City of Las Vegas Fire Station #48, located on the property at 7250 Elkhorn Rd, assessor's parcel no 125-17-407-007. The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station is located on a parcel of land that is located within "Centennial Hills Town Center Development" and as such has a zoning designation of PF-TC.

Colors – The color palette chosen for the fire station compliments the existing color palette of the residential developments both across the street from our site as well as existing developments west of the fire station site. We believe the chosen color palette is in keeping with the color scheme already existing in the Centennial Hills Town Center development.

Parking - We are providing a total of 27 parking spaces for this project as we are anticipating a total maximum occupant load of 24 persons for this facility. The PF-TC zoning designation for this property is similar to C-V zoning which would normally be given to a fire station site. We respectfully request that the amount of parking for this site be provided in keeping with that of a site with C-V zoning.

Landscaping – Elkhorn Rd is designated as a "primary arterial" as defined in the Town Center Standards and as such has specific landscaping requirements. We respectfully request a waiver regarding landscaping requirements at the sidewalk area due to a hardship resulting from the multiple driveways that are part of the fire department's site design requirements for vehicle access to and from the site. We are unable to meet the requirements for tree spacing and continuous decorative scrollwork because of the space that these multiple driveways take up. We have provided a section of decorative scrollwork, walking paths and palm trees along one section of our site to meet the intent of the landscaping for a primary arterial.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Singman".

Erik Singman
Designer, CLV Office of Architectural Services

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